TOWN OF BUCKEYE

COMMUNITY PLANNING AND DEVELOPMENT BOARD TOWN COUNCIL CHAMBERS 100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326

REGULAR MEETING AGENDA

JUNE 14, 2005

7:00 P.M.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623.386.8299) seventy-two (72) hours in advance if you need a sign language interpreter or alternate material for a visual or hearing

AGENDA ITEM

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF MINUTES
- 4. Continuances

4A. PP04-447: PRELIMINARY PLAT CRYSTAL VISTA:

Request for Preliminary Plat approval of Crystal Vista located within the Town of Buckeye on the northwest corner of Apache Road and the logical extension of Roeser Road. The proposed project consists of 311 single family residential lots and 23 open space tracts on approximately 79.5 acres in the south ½ of the Northeast ¼ of section 29 Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The Crystal Vista project as proposed includes open space areas totaling 13.76 acres, which is approximately 17.3% of the project.

4B. PP05-01: Elianto Village 4:

Request for Preliminary Plat approval of Elianto Village 4 located within the Town of Buckeye, north of Camelback Road, south of Bethany Home Road alignment, west of the Sun Valley alignment, and east of the Johnson Road alignment. This Preliminary Plat proposes 2030 lots on approximately 815 acres in a portion of Sections 17 and 18, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5. NEW BUSINESS:

5A. DCA05-01: Development Code Amendment:

Development Code Amendment: Amending Article 7, Section 7-7-4 regarding the status and approval of preliminary plats, and Section 7-8-4 regarding development code amendments.

RECOMMENDED BOARD ACTION

- 1. None
- 2. None
- **3.** Possible motion to approve the May 24, 2005, Regular Meeting minutes.
- 4. As Presented
- **4A.** Public hearing, discussion and possible motion.

4B. Public hearing, discussion and possible motion.

- 5. As Presented
- **5A.** Public hearing, discussion and possible motion.

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5B. A04-14: Annexation: Evergreen:

Request by Ed Bull, Burch & Cracchiolo, P.A and Evergreen Communities, LLC on behalf of Leslie, Eleanor, Stephen, and Beth Grandy for the annexation of approximately eighty three (83) acres located approximately one-quarter mile south of the southeast corner of U.S. Highway 85 and Watson Road.

5C. A05-04: Annexation Silver Rock:

Request for Annexation of approximately 480 acres located north of the Broadway Road alignment, south of the Lower Buckeye Road alignment, west of the Turner Road alignment and east of the Wilson Avenue alignment, in unincorporated Maricopa County, within the Town of Buckeye Planning Area.

5D. A05-10: Johnson Property:

Request for Annexation of approximately 593 acres located north of the Glendale Avenue alignment, south of the Northern Avenue alignment, west of the Johnson Road alignment and east of 315th Avenue alignment, in unincorporated Maricopa County, within the Town of Buckeye Planning Area.

5E. RZ05-08: Johnson Property:

Request for the Rezoning of approximately 593 acres from R-43 (Maricopa County Zoning) to PC (Planned Community). The property is located north of the Glendale Avenue alignment, south of the Northern Avenue alignment, west of the Johnson Road alignment and east of 315th Avenue alignment, within the Town of Buckeye Planning Area.

5F. SP05-16: Sundance Towne Center:

This request is for the amendment to an approved commercial site plan of approximately 74 acres generally located on the northwest corner of Yuma Road and Watson Road.

5G. A04-30: Falcon Creek:

Request by RBF Consulting on behalf of American Land Holdings, LLC for the annexation of approximately one hundred fifty three (153) acres located on the southeast corner of Southern Avenue and Oglesby Road.

6. COMMENTS FROM THE PUBLIC

Members of the audience may comment on non-agenda items.

- 7. REPORTS FROM STAFF
- 8. REPORTS FROM DEVELOPMENT BOARD
- 9. ADJOURNMENT

5B. Discussion and possible motion.

5C. Discussion and possible motion.

5D. Discussion and possible motion.

5E. Public hearing, discussion and possible motion.

5F. Public hearing, discussion and possible motion.

5G. Discussion and possible motion.

- 6. None. State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.
- 7. As Presented
- 8. As Presented
- **9.** Motion to Adjourn